



LAND AT LONGSTANTON ROAD

Over, Cambridge

8.22 acres (3.33 hectares) of pasture land with consent for an equestrian yard comprising eight stables, storage and arena

BROWN & CO

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For Sale by Private Treaty

LOCATION

The land is located to the south of the village of Over as shown on the location plan. The village of Over is approximately 8 miles north west of Cambridge and approximately 11 miles east of Huntingdon.

DESCRIPTION

The land is currently set to grass and being mown for hay. It benefits from a planning consent permitting the construction of eight stables, hay barn, muck heap, associated car parking together with a new access.

LAND

The land is classified as being part Grade 3 and part Grade 2, on the MAFF Land Classification Plan. The soil is listed as a lime-rich loamy and clayey soil. We are not aware of any field drainage under the land.

The land is mainly flat with hedges to the south and western boundaries. A public bridleway which links into the local Rights of Way network is located on land adjoining the northern boundary.

GENERAL REMARKS AND STIPULATIONS

TENURE AND METHOD OF SALE

The land is being sold freehold, with vacant possession upon completion and subject to any rights and easements as described in these particulars of sale.

The land is offered for sale by way of Private Treaty.

LAND REGISTRY

The land forms Land Registry Title CB109966. The mines and minerals are reserved to Hanson Quarry Products Europe Limited under Title Number CB109966, these mines and minerals are excluded from the sale.

STATUTORY DESIGNATIONS

The land is within a Nitrate vulnerable Zone (NVZ).

SERVICES

There are no services connected to the land.

PLANNING PERMISSION

The land benefits from a planning permission from South Cambridgeshire District Council (21/05187/FUL) permitting the construction of eight stables a hay barn, arena, muck heap, associated car parking and a new access.

The planning permission shall be begun within 3 years expiration of three years from the date of the permission- by 22/4/2025.

DEVELOPMENT CLAWBACK

The Registered Title details an existing development clawback benefitting a former owner relating to any non-agricultural or equestrian use. The development clawback runs until the 29th September 2044. During that period, on the grant of a use other than agricultural or equestrian 40% of the uplift in value of the land will be due to the former owners.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars of sale.

SPORTING, MINERALS AND TIMBER RIGHTS

The mines and minerals are excluded from the sale. They are owned by Hanson Quarry Products Europe Limited. All other sporting and timber rights are included in the sale insofar as they are owned.

VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the Contract Price.

BOUNDARIES

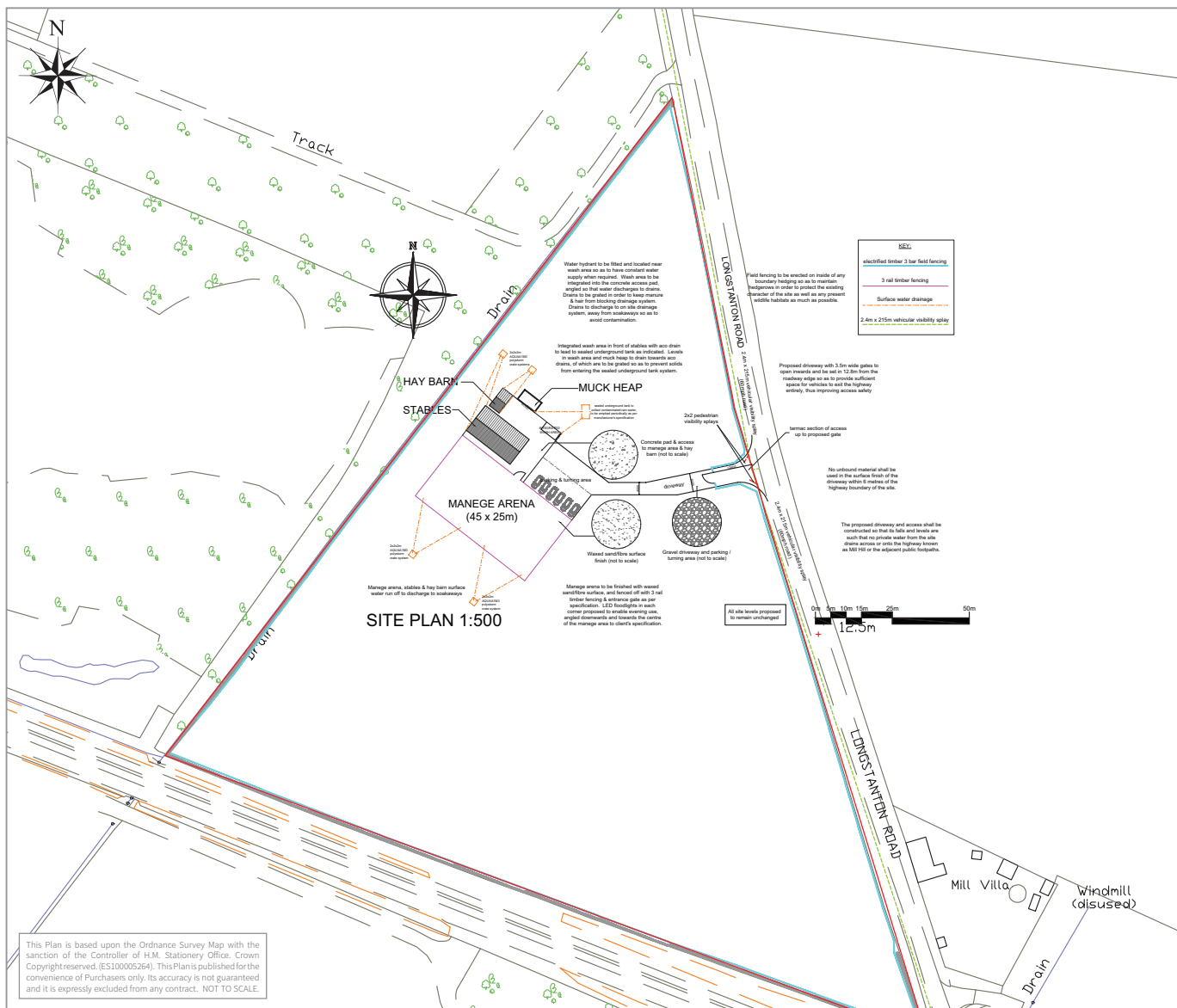
The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent, will be responsible for defining the boundaries nor their ownership.

PLANS AND AREAS

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed.

The Fairways, Wyboston Lakes, Great North Road, Wyboston, Bedfordshire MK44 3AL

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ANTI-MONEY LAUNDERING

In accordance with the most recent anti money laundering legislation the purchaser will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller's Agent.

VIEWINGS

The Property may be viewed at any time with a copy of these particulars to hand, subject to prior notification to the Seller's Agent. Viewing is at your own risk and neither the Seller's Agent nor Seller take any responsibility for any losses or damages incurred during inspection.

POSTCODE

Nearest CB24 5QE.

WHAT3WORDS

///workloads.proud.looks

HEATH AND SAFETY

Given the potential hazards Viewers should be careful and vigilant whilst on the land. Neither the Seller nor the Seller's Agent are responsible for the safety of those viewing the property and accordingly those viewing the Property do so at their own risk.

LOCAL AUTHORITY

South Cambridgeshire District Council, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

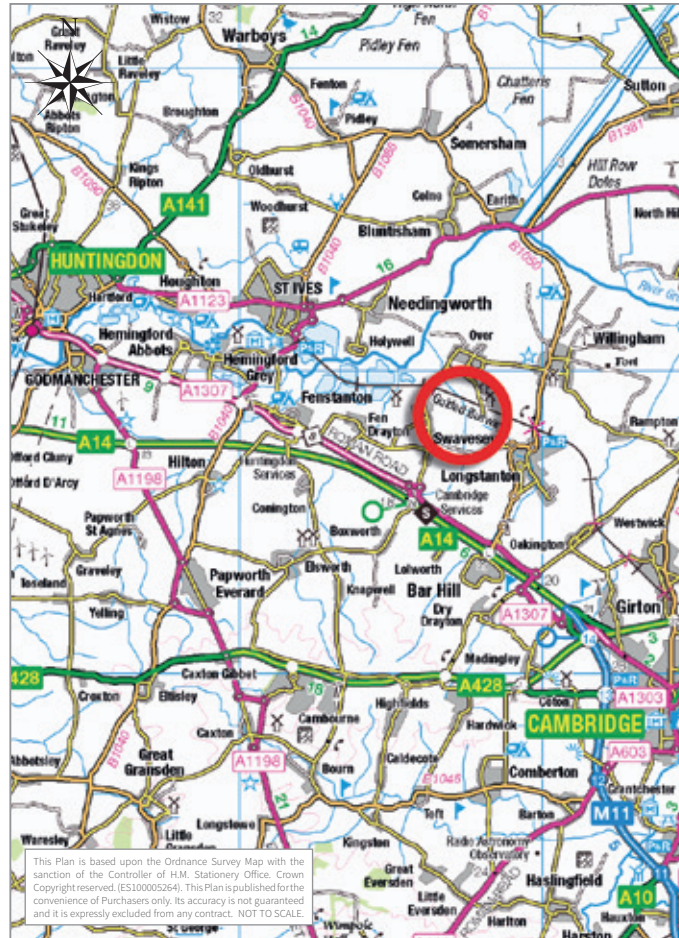
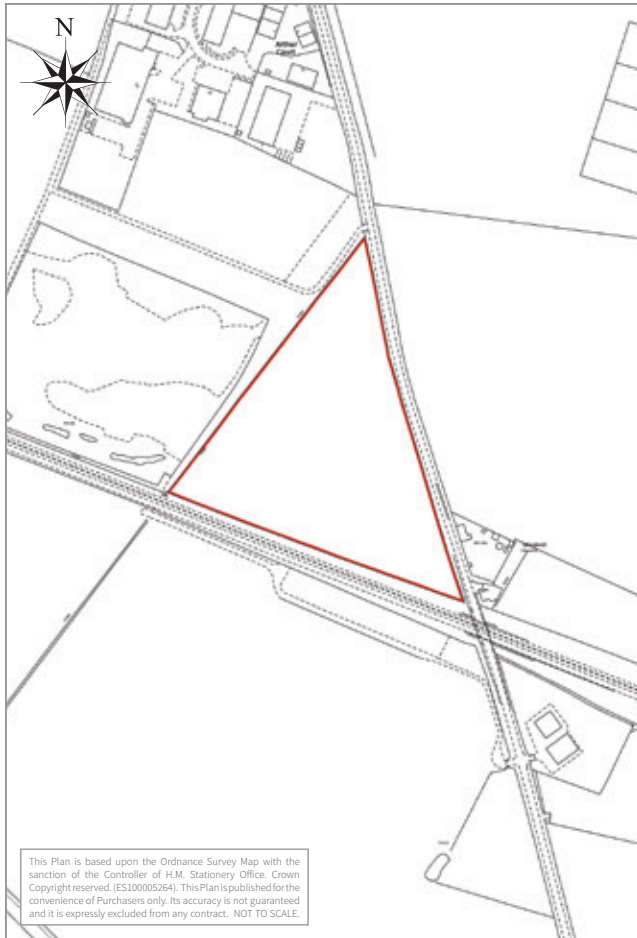
SELLING AGENT

Kate Barlow

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T: 01480 231811

BROWN & CO



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in November 2023.

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